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industry "behind closed doors," but it exists, and is not likely to be removed by the author's contentions that it is "quite time to dispel these prejudices," or that so long as they exist, they may be humored by calling in the aid of an expert accountant in case the workmen are unwilling to accept the word of the employers. The answer to the objection here raised is less conclusive than any other attempted. Nevertheless it may well be that the clearer view of the advantages of profit-sharing which this candid treatise gives may have the net result of promoting the adoption of this work of remuneration, in which there certainly lies large hope for social peace.

GEORGE O. VIRTUE.

WINONA, MINN.

The Housing of the Working People in Yonkers. By ERNEST LUDLOW BOGART, PH.D. (*Economic Studies* of the American Economic Association.) New York: The Macmillan Company, 1898. 12 mo. pp. 273-348.

Das Schlafstellenwesen in den deutschen Grossstädten, und seine Reform. By ERNST CAHN, PH.D, (*Münchener Volkswirtschaftliche Studien.* No. 28.) Stuttgart: J. G. Cotta'sche Buchhandlung, 1898. 8vo. pp. xiv+121.

BOTH these valuable monographs are of the distinctly German type; and both might have been written for dissertations, though there is no indication that either was so written, and Dr. Bogart's dissertation has already appeared in print elsewhere. The German study is naturally the more ambitious in scope and number of pages, the author having at command an available mass of statistical raw material such as we sadly lack, in spite of our enormous expenditures for state and national investigations. Indeed, it is to just such carefully worked out and useful publications as these that we must look for gradual amendment both of the defective municipal records which are the rule throughout this country, and for the removal of the conditions of living described by both authors and extensively common to both countries.

Perhaps no item in Mr. Bogart's study is more enlightening than the fact that the data which he has compiled concerning the housing of the working people in Yonkers were gathered by an amateur in the

absence of any official statistics covering the important ground under discussion. The author's constant reference to the national and municipal official figures, for purposes of comparison with his figures for Yonkers reveals the meagerness of our supplies of such material; and emphasizes anew the necessity of falling back upon ample explanatory text by way of illumining the subject. For the statistical presentation of any aspect of social life is, as the author points out in his closing chapter, a task of great difficulty, and well-nigh impossible in the case of the conditions of dwelling because of the number and variability of the modifying influences which have to be taken into account. This difficulty together with the absence of the official raw material may, perhaps, account for the fact that: "So far as the author is aware, no presentation of the facts as they exist in our smaller manufacturing towns has been made, and it is to help fill this gap in the literature of the subject that the present paper has been written."

This field for investigation and action is most promising and Mr. Bogart's investigation may serve its best purpose in stimulating similar research in many other small towns and cities.

It is to be regretted that the author, happily free from the restrictions which hamper writers of official statistical reports, has not allowed himself more latitude for the discussion of the indirect influences which modify the conditions of housing in smaller as well as in larger cities. The appeal to the benevolent investor is rather an anti-climax to so scholarly an exposition of municipal conditions which cry aloud for an awakened intelligence of the whole community. The reader lays down the book with the feeling that, important as are the facts set forth, many other facts no less important and bearing directly upon them await farther consideration.

Among the indirect influences at work to modify the problem of housing in cities, three seem likely to make themselves felt increasingly. The distributive influence of the electric railway is already perceptible in many smaller centers, though less conspicuously than in the greatest and most congested cities. While rapid transit works slowly to prevent overcrowding by enabling the most energetic families to get away to the suburbs and outskirts, it lowers the standard of population in the worst quarters by drawing off the best personal initiative remaining. Does it, however, give increased room to those who remain behind? Is its tendency to lower rents in crowded districts? Or are the places of the departed taken at once by

newcomers of less social value? To answer these questions would, of course, require repeated investigations of the same district; but no study of the subject is complete which ignores them.

A second indirectly modifying influence now actively at work is the growing recognition by the laity of the connection between disease and housing. The medical profession has been singularly ineffective in directly securing action by municipalities for the destruction of hopelessly insanitary houses. But, indirectly, by educating the public, the physicians are slowly achieving modifications in building ordinances and the enforcement of provisions already enacted. This beneficent change may, however, be slower in cities of moderate size where the slum is not conspicuous than in the great cities where the danger is of more sensational dimensions.

Finally, the tendency to tax unimproved real estate for the purpose of increasing the available building area promotes the activity of building and loan associations as well as private capitalists; and intensifies the distributive influence of the electric railways.

No greater service can be rendered at this time than the publication of carefully sifted facts anent municipal conditions; and of these the facts about housing are probably the most directly important.

Dr. Cahn's study is devoted rather to the consideration of lodgings for the unattached members of the working class; his chapters on the condition of the bakers who sleep in quarters furnished by their employers affording a picture readily duplicated in everyone of our states outside of New York and Massachusetts where legislation for the protection of the bakers is all too recent.

Such experiments as the Mills Hotels, in New York City, the boarding homes of the Young Women's Christian Associations, in many cities, and the co-operative boarding clubs exemplified by the Jane Club and Gertrude House, in Chicago, seem wholly wanting in Germany.

Very interesting is the author's contrast between the nugatory effect of merely restrictive legislation intended to regulate private enterprise and the success of the London County Council's active constructive measures for dealing with the lodging problem.

Though it does not deal directly with American conditions, Dr. Cahn's monograph contains much that is of interest to the student of industrial and municipal questions, and would find a wide circle of readers if translated into English.

FLORENCE KELLEY.